

**LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 12, 2016**

MINUTES OF THE SEPTEMBER 12, 2016 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Carlee Alm-Labar
Sara Gary
Sharon Wagner

MEMBERS PRESENT

Michael Brown
Mark Gremillion
John Guilbeau
Lynne Guy
Thomas Hooks
Eddie Lewis
Sevie Zeller

LEGAL COUNSEL

John Chappuis

MEMBERS ABSENT

I. CALL TO ORDER

Michael Brown called the meeting to order at 5:30 p.m.

II. APPROVAL OF AGENDA

MOTION: John Guilbeau moved to approve the September 12, 2016 agenda.
SECOND: Mark Gremillion
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

III. APPROVAL OF MEETING MINUTES

August 8, 2016

MOTION: Mark Gremillion moved to approve the August 8, 2016 meeting minutes.
SECOND: Sevie Zeller
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

IV. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Estate of Bernard Prejean, Tract 2
Property of Michael R. & Maxine Voorhies
River Ranch Commercial Park IV New Lots N-5-A1, N-5-A2, N-5-A3 & N-5-A4
Nelson Bourgeois, Tract 3-B
Heirs of Andre Hernandez, Tracts 5A-2-A & 5A-2-B
Property of Carolyn Ann Broussard & Jerry Comeaux, Plots A-1 & A-2
Southland Acres, Lots 25-A-1 & 25-A-2
Courtyard Hotel
In & Out Mart #2

MOTION: Lynne Guy moved for approval of the Hearing Examiner actions.
SECOND: Thomas Hooks
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

2. Crystal Weddings (LR2016-0003)

MOTION: Mark Gremillion moved for approval of the fence requirement variance.
SECOND: Thomas Hooks
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

3. Madison Landing (PC2016-0032)

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions waiving the requirement that streets shall be constructed with curb and gutter unless otherwise approved by the

Department of Public Works based upon the results of the drainage impact analysis.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram, or as worked out with LUS.
2. LUS water and wastewater service is contingent upon annexation of the proposed subdivision. Owner/Developer shall install LUS approved water and wastewater (if provided) facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. Owner/Developer may be responsible for additional off-site costs resulting from necessary upgrades/improvements to the existing wastewater collection/pumping system to accommodate the flow from the development. A sanitary sewer connection fee will be applied in accordance with City-Parish Ordinance # O-038-2015 (LPUA O-002-2015) if the wastewater from this development flows to the lift station in said ordinance.
3. Submittal of complete construction plans to LUS for review and approval is required. Location of LUS facilities to be coordinated with LUS.
4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
5. All development activities on property must be in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.
6. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage

improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
8. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Breaux, Roper, Trahan, Beau Savanne, and Nunez properties.
9. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
10. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time."
11. Sidewalks are required along all public streets.
12. West Broussard Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 25' plus a permanent building setback of 20' is required.
13. A private cross access easement shall be provided to the property to the east.
14. Twenty percent (20%) open space is required.
15. Access to the "Courts", "Pool", and "Lake" must be provided clearly labeled.
16. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Label the private street “Private Street/Utility easement”.
2. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
3. Remove Atmos Energy as the gas provider.
4. Clearly identify and label all easements & types of easements.
5. Clearly identify and label all common areas.
6. Clearly identify the solid line that bisects each lot.
7. Identify and label the area located between Lots 20 and 21.
8. Identify the area to the west and south of Lot 1.
9. Identify and label the area to the west of Lot 69.
10. Ensure that the roadway labeled Private Street is assigned an approved name submitted through standard procedures. The suffix Loop must be utilized.
11. Addresses are assigned as follows:

Street A Loop					
69	101	47	145	24	213
68	103	46	147	23	215
67	105	45	149	22	217
66	107	44	151	21	219
65	109	43	153	20	221
64	111	42	155	19	223
63	113	41	157	18	225
62	115	40	159	17	227
61	117	39	161	16	229
60	119	38	163	15	231
59	121	37	165	14	233
58	123	36	167	13	235
57	125	35	169	12	237

56	127	34	171	11	239
55	129	33	173	10	241
54	131	32	175	9	243
53	133	31	177	8	245
52	135	30	201	7	247
51	137	29	203	6	249
50	139	28	205	5	251
49	141	27	207	4	253
48	143	26	209	3	255
		25	211	2	257
				1	259

OTHER COMMENTS/SUGGESTIONS:

1. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
2. LUS does not supply electricity to this development.
3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense.
5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
6. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
7. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction

required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

8. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations in Article 3 of the “UDC” (Unified Development Code).

SECOND: Sevie Zeller
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

4. K-4 of Lafayette, LLC Lots 1-4 (PC2016-0034)

MOTION: Sevie Zeller moved for Preliminary & Final Plat approval subject to the following conditions:

1. Plot existing electric facilities (down guys) and provide required 10’ utility easements around these facilities.
2. Plot existing water and waste water on the plat. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed or as worked out with LUS.
3. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
4. *If future construction is planned*, submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.

5. The entire development is located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
6. *If future construction is planned*, submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
8. The Act Number cited for the drainage easement on the subject lot (2015-14100) actually refers to a drainage servitude for property south of Cameron Street, and not this property. Either remove the reference, or place the correct Act Number on this lot.

9. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
10. If future construction is planned, sidewalks are required along all public streets prior to the issuance of a Certificate of Occupancy.
11. A 1’ reserve strip dedicated to Lafayette Consolidated Government is required along Sunbeam Lane.
12. An enhanced setback of five (5’) feet for one half of a 50’ minimum right of way shall be provided along Sunbeam Lane.
13. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Addresses are assigned as follows:

Lot 1	3200 Cameron Street
Lots 2-4	Sunbeam Lane address pending

Comment: Addresses along Sunbeam Lane out of sequential order.
 Several buildings are using the existing address scheme.
 New address scheme to be determined

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer’s expense.

4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
6. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
7. This property is located in an IL (Industrial Light) Zoning District.

SECOND: John Guilbeau
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None
 ABSTAIN: None
 ABSENT: None

MOTION CARRIES

5. Holiday Roman Village Resubdivision of Lot 30-A (PC2016-0035)

Deferred by Owner to the October 10, 2016 meeting.

6. Drake Elm (Submitted as East Road Subdivision) (PC2015-0001)

MOTION: Mark Gremillion moved for a One-Year Extension of Preliminary Plat approval.
 SECOND: Eddie Lewis
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None
 ABSTAIN: None
 ABSENT: None

MOTION CARRIES

V. OTHER BUSINESS

VI. PUBLIC COMMENTARY: GENERAL

VII. ADJOURNMENT

John Guilbeau moved to adjourn the meeting at 7:00 p.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning, and Development